

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2015/3660/P
<b>Officer</b>		<b>Expiry date</b>	
Tony Young		04/09/2015	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
15 Dornfell Street London NW6 1QN			
<b>Conservation Area</b>		<b>Article 4</b>	
No		No	
<b>Proposal</b>			
Single storey side & rear extension at ground floor level, single storey rear extension at 2nd floor level, rear dormer roof extension, and insertion of 4 rooflights at front.			
<b>Recommendation:</b>		Approve	

<b>Class A</b>		
The enlargement, improvement or other alteration of a dwellinghouse		
If YES to any of the questions below the proposal is not permitted development		Yes/No
A.1 (a)	Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P or Q of Part 3 of Schedule 2 (changes of use)?	No
A.1 (b)	As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	No
A.1 (c)	Will the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse?	No
A.1 (d)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse?	No
A.1 (e)	Will the enlarged part of the dwellinghouse extend beyond a wall which (i) forms the principal elevation of the original dwellinghouse, or (ii) fronts a highway and forms a side elevation of the original dwellinghouse?	No
A.1 (f)	<b>Subject to A.1 (g)</b> , will the enlarged part of the dwellinghouse have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or	N/a

	(ii) exceed 4 metres in height?	
A.1 (g)	For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, will the enlarged part of the dwellinghouse have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	No
A.1 (h)	Will the enlarged part of the dwellinghouse have more than a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse?	N/a
A.1 (i)	Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres?	No
A.1 (j)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than one storey, or (iii) have a width greater than half the width of the original dwellinghouse?	No
A.1(k)	Would it would consist of or include either (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	No
Is the property in a conservation area? If YES to any of the questions below then the proposal is not permitted development		
A.2(a)	Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?	N/a
A.2(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	N/a
A.2(c)	Would the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the original dwellinghouse?	N/a
Conditions. If NO to any of the questions below then the proposal is not permitted development		
A.3(a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Yes
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the	N/a

	window is installed?	
A.3(c)	Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?	N/a
<b>Conclusion:</b> The proposed single storey side & rear extension at ground floor level is permitted under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 596) (England) Order 2015 (effective 15th April 2015).		

<b>Class B</b>		
The enlargement of a dwellinghouse consisting of an addition or alteration to its roof		
If YES to any of the questions below the proposal is not permitted development		Yes/no
B.1(a)	Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P or Q of Part 3 of Schedule 2 (changes of use)?	No
B.1(b)	As a result of the works, would any part of the dwellinghouse exceed the height of the highest part of the existing roof?	No
B.1(c)	As a result of the works, would any part of the dwellinghouse extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway?	No
B.1(d)	As a result of the works, would the cubic content of the resulting roof space exceed the cubic content of the original roof space by more than— (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case?	No
B.1(e)	would it consist of or include— (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe?	No
B.1(f)	Is the dwellinghouse on article 2(3) land?	No
Conditions. If NO to any of the questions below then the proposal is not permitted development		
B.2(a)	Would the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Yes
B.2(b)	(i) Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension— (aa) are the eaves of the original roof maintained or reinstated?; and (bb) is the edge of the enlargement closest to the eaves of the original roof, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves?; and (ii) Other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse?	Yes

B.2(c)	Would any windows inserted on a wall or roof slope forming a side elevation be obscured-glazed and non-opening unless the opening part is higher than 1.7 metres above the floor of the room in which the window is installed?	N/a
<p><b>Conclusion:</b> The proposed single storey rear extension at 2nd floor level &amp; rear dormer roof extension are permitted under Class B of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 596) (England) Order 2015 (effective 15th April 2015).</p>		
<p><b>Class C</b> Any other alteration to the roof of a dwellinghouse</p>		
If YES to any of the questions below the proposal is not permitted development		Yes/no
C.1(a)	Has permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of Schedule 2 (changes of use)?	No
C.1(b)	As a result of the works, would the alteration protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof?	No
C.1(c)	As a result of the works, would it result in the highest part of the alteration being higher than the highest part of the original roof?	No
C.1(d)	Would it consist of or include— (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment?	No
Condition. If NO to the question below then the proposal is not permitted development		
C.2	Would any window located on a roof slope forming a side elevation of the dwellinghouse be— (a) obscure-glazed, and (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed?	n/a
<p><b>Conclusion:</b> The proposed insertion of 4 rooflights in the front roofslope are permitted under Class C of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 596) (England) Order 2015 (effective 15th April 2015).</p>		